

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

October 10, 2002

The State Building Commission met this day at 10:00 a.m. in House Hearing Room No. 29, Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and departments present.

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| 10:05 a.m. | Department of General Services | Commissioner Ed Jones |
| 10:10 a.m. | Department of Children's Services | Commissioner Page Walley |
| 10:11 a.m. | University of Tennessee | President John Shumaker |
| 10:12 a.m. | Department of Environment and Conservation | Commissioner Milton Hamilton |
| 10:14 a.m. | Military Department | General Gus Hargett |
| 10:16 a.m. | Department of Finance and Administration | |
| 10:28 a.m. | State Building Commission | |

STATE BUILDING COMMISSION MEMBERS PRESENT

Lieutenant Governor John S. Wilder, Speaker of the Senate
C. Warren Neel, Commissioner, Department of Finance and Administration
Steve Adams, State Treasurer
Riley Darnell, Secretary of State
John G. Morgan, Comptroller of the Treasury

STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Don Sundquist
Jimmy Naifeh, Speaker of the House of Representatives

Lieutenant Governor Wilder called the meeting to order at 10:05 a.m. and requested action on the following projects as presented by State Architect Michael A. Fitts.

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DEPARTMENT OF GENERAL SERVICES

10:05 a.m.

Commissioner Jones requested action on the following matters.

MOTOR VEHICLE MANAGEMENT, NASHVILLE, TENNESSEE

- 1) Approved a request to cancel a project for **Carwash Replacement** at Motor Vehicle Management, Nashville, Tennessee.

Estimated Project Cost: \$120,000.00

SBC Project No. 460/001-03-00

GOVERNOR'S RESIDENCE, NASHVILLE, TENNESSEE

- 1) Commissioner Jones presented a request for approval of a project and acknowledgment of the source of funding for **Maintenance** at the Governor's Residence in Nashville, and selection of a designer to design and supervise the project. He said that this work would include deferred maintenance such as window replacement, gas boiler replacement, exterior painting and brick pointing repair. Commissioner Neel stated he was the one who put this item on the agenda and that Governor Sundquist did not request that it be put on. He said this work is not for aesthetic purposes, but is for needed repairs and maintenance before the next Administration moves in. Mr. Fitts stated that Governor McWherter did the same thing prior to the Sundquist Administration moving in. He added that this is much-needed deferred maintenance. The Commission then approved Commissioner Jones' request as presented.

Estimated Project Cost: \$350,000.00

SBC Project No. 460/028-01-02

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DEPARTMENT OF CHILDREN'S SERVICES

10:10 a.m.

Commissioner Walley requested action on the following matter.

MEMPHIS GROUP HOME, MEMPHIS, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$90,000.00 to \$200,000.00 (\$110,000.00 increase) of a project for **ADA Improvements** at the Memphis Group Home in Memphis, Tennessee.

Revised Estimated Project Cost: \$200,000.00
SBC Project No. 144/000-01-01

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UNIVERSITY OF TENNESSEE

10:11 a.m.

President Shumaker requested action on the following matters.

STATEWIDE – LINE-ITEM APPROPRIATION

- 1) Approved a request for a revision in funding from \$6,666,000.00 to \$7,666,000.00 (\$1,000,000.00 increase) of a project for **Accessibility Improvements** at the following University of Tennessee campuses:

| | |
|--|-----------------------|
| A. Chattanooga and Space Institute | |
| Revised Estimated Project Cost: | \$1,120,900.00 |
| SBC Project No. 540/000-01-97 | |
| B. Martin and Memphis | |
| Revised Estimated Project Cost: | \$1,910,400.00 |
| SBC Project No. 540/000-02-97 | |
| C. Knoxville and Agriculture | |
| Revised Estimated Project Cost: | \$4,634,700.00 |
| SBC Project No. 540/000-03-97 | |
| Total Revised Estimated Project Cost: | \$7,666,000.00 |

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Master Plan Update** at the University of Tennessee at Martin, and the selection of Fowlkes & Associates Architects to plan the project.

Estimated Project Cost: \$75,000.00
SBC Project No. 540/011-04-02

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

10:12 a.m.

Commissioner Hamilton requested action on the following matter.

GHOST RIVER STATE NATURAL AREA, FAYETTE COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$140,750.00 to \$154,650.00 (\$13,900.00 increase) of a project to **Construct Boardwalk** at Ghost River State Natural Area, Fayette County, Tennessee.

Revised Estimated Project Cost: \$154,650.00
SBC Project No. 126/044-01-02

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MILITARY DEPARTMENT

10:14 a.m.

General Hargett requested action on the following matters.

VOLUNTEER TRAINING CENTER, FORT CAMPBELL, KENTUCKY

- 1) Approved a request to cancel a project for **Barracks** at the Volunteer Training Center at Fort Campbell, Kentucky.

Estimated Project Cost: \$700,000.00
SBC Project No. 361/011-01-00

STATEWIDE

- 1) Approved a project and acknowledgment of the source of funding for **Security Upgrades** at TNARNG facilities, statewide, with design services to be accomplished by in-house personnel with departmental consultants.

Estimated Project Cost: \$500,000.00
SBC Project No. 361/000-09-02

NATIONAL GUARD VOLUNTEER TRAINING SITE, SMYRNA, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Rehab of Building 501** at the Volunteer Training Site, Smyrna, with design services to be accomplished by in-house personnel and departmental consultants.

Estimated Project Cost: \$200,000.00
SBC Project No. 361/079-08-02

- 2) Approved a project and acknowledgment of the source of funding for **Physical Fitness Building Addition/Renovation** at the Volunteer Training Site, Smyrna, with design services to be accomplished by in-house personnel and departmental consultants.

Estimated Project Cost: \$85,000.00
SBC Project No. 361/079-09-02

NATIONAL GUARD ARMORY, HENDERSON, TENNESSEE

- 1) Mr. Fitts presented a request in reference to the Henderson Organizational Maintenance Shop (OMS). He said the SBC approved adding \$30,000 of State funds to a 100% federally funded OMS project because the State handicapped codes required improvements to accommodate the handicapped that are not required by the National Guard Bureau. He said the Department requested an opinion from the Attorney General in this regard, and the General opined that the SBC had the authority to grant waivers. Mr. Fitts said the Department, in an effort to save an expenditure of \$30,000 of State funds, has requested a specific waiver with regard to the Henderson OMS facility in a letter dated 10/08/02. He said he was in agreement with this request. After discussion, the Commission approved the request as presented.

SBC Project No. 361/035-02-98

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DEPARTMENT OF TRANSPORTATION

10:16 a.m.

Deputy Commissioner Hart requested action on the following matters.

SPECIAL ITEM

- 1) The Commission acknowledged receipt of the quarterly status report for the Department of Transportation improvement programs.

REGION III - GILES COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding to **Construct New Weigh Scales Complex** including requisite roadwork located in Giles County, and the selection of Thomas-Miller & Partners to design and supervise the project.

Estimated Project Cost: \$9,894,000.00
SBC Project No. 243/020-02-02

STATEWIDE - HELP VEHICLE SHEDS

- 1) Deputy Commissioner Hart presented a request for approval of the Early Design Phase for the following **Help Vehicle Sheds** as presented by a representative of the Department of Transportation for the respective design firms. Treasurer Adams stated that he thought the introduction of Help Vehicles was one of the best things that they had ever done. Secretary Darnell suggested that they expand their coverage to include the rural areas. Mr. Hart commented that they try to react to situations on rural interstates as often as is necessary. Carl Cobble and Doug Roberts presented the Early Design Phase for the following projects which were approved by the Commission:

A. Region 1 – Knox County
Project Cost: \$204,000.00
Designer: Barber & McMurry, Inc.
SBC Project No. 241/010-01-01

B. Region 2 – Hamilton County
Project Cost: \$204,000.00
Designer: David Barlew, Architect
SBC Project No. 242/010-01-01

C. Region 3 – Davidson County
Project Cost: \$275,000.00
Designer: Gresham Smith
SBC Project No. 243/020-01-01

D. Region 4 – Shelby County
Project Cost: \$275,000.00
Designer: Fleming Associates
SBC Project No. 244/010-01-01

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DEPARTMENT OF FINANCE AND ADMINISTRATION

CAPITOL COMPLEX, NASHVILLE, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for **Security Infrastructure** at several buildings within the Capitol Complex in Nashville, with design and installation to be procured by F&A Division of Office and Information Resources. The Commission restated a former request that they believed the tunnel doors fronting on Charlotte Avenue should be open during working hours.

Estimated Project Cost: \$100,000.00
SBC Project No. 529/000-05-02

DISCUSSION OF BIDS

1. **Motlow State Community College**
(Nisbett Center Renovation)
SBC Project No. 166/021-01-00
Bid date: 10/09/02
SBC Action: Referred to Subcommittee, with authority to act
2. **Jackson State Community College**
(Chiller Emergency Replacement)
SBC Project No. 166/019-01-02
Bid date: 10/09/02
SBC Action: Referred to Subcommittee, with authority to act

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STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on September 18, 2002.

REPORT RECEIVED OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

1. **National Guard Armory - Henderson** Approved adjusting base.
(Renovation / Addition)
Change Order No. 4
Change Order Amount: \$401,000.00
Change Order Percent: 12.16
Cumulative Percent 14.35
SBC Project No. 361/035-01-98
2. **Middle Tennessee State University**
(Development Office)
Change Order No. 5
Change Order Amount: \$747.29
Change Order Percent: .09
Cumulative Percent 15.19
SBC Project No. 166/009-06-98
3. **Tennessee Wildlife Resources Agency**
(Hunters Ed Firing Range)
Change Order No. 1
Change Order Amount: \$29,846.21
Change Order Percent: 10.25
Cumulative Percent 10.25
SBC Project No. 220/000-03-97

SUB-COMMITTEE REPORT

- 1) Report received of action taken at the State Building Commission Executive Sub-Committee meeting held on September 23, 2002.

DESIGNER SELECTION LIST

- 1) Approved the following designer selections as recommended.
 - 1) **Governor's Residence**
(Maintenance)
Estimated Project Cost: \$350,000.00
SBC Project No. 460/028-01-02
Designer: **HART-FREELAND-ROBERTS**
 - 2) **Region III – Giles County**
(New Weigh Scales Complex)
Estimated Project Cost: \$9,894,000.00
SBC Project No. 243/020-02-02
Designer: **THOMAS MILLER & PARTNERS**
 - 3) **University of Tennessee at Martin**
(Master Plan Update)
Estimated Project Cost: \$75,000.00
SBC Project No. 540/011-04-02
Designer: **FOWLKES & ASSOCIATES ARCHITECTS**
 - 4) **East Tennessee State University**
(Clinical Education Building 2 Development)
Estimated Project Cost: \$7,500,000.00
SBC Project No. 166/005-07-02
Designer: **CHANGE DESIGNER NAME from "Cockrill Johnson Associates / Ken Ross Architects, a joint venture" to "Cockrill Design & Planning, Inc. / Ken Ross Architects, a joint venture"**
 - 5) **East Tennessee State University**
(Master Plan Update)
Estimated Project Cost: \$175,000.00
SBC Project No. 166/005-06-02
Designer: **CHANGE SELECTION from "McCarty Holsaple McCarty / Fisher + Associates, a joint venture" to "McCarty Holsaple McCarty"**
 - 6) **National Guard Armory – Clarksville**
(Replace/Repair HVAC System)
Estimated Project Cost: \$160,000.00
SBC Project No. 361/011-01-02
Designer: **CHANGE SELECTION from "Hart Freeland Roberts" to "I.C. Thomasson Associates"**

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There being no further business, the meeting adjourned at 10:35 a.m.